



Falcon Chambers



Julia Petrenko

Called 2013



Falcon Chambers

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Practice Summary

Julia Petrenko practises in all areas of commercial, residential and agricultural landlord and tenant law and real property law. She has recently advised on and acted in cases concerning, amongst other areas: forfeiture, Housing Act 1988, mortgages, easements, Rent Act 1977, adverse possession, 1954 Act leases, restrictive covenants, escheat, and land registration including rectification of the register. Julia also practises in other areas of law where they relate to property matters, including professional negligence, insolvency related matters and restitution.

Julia successfully represented a developer who made an application for a prescriptive right of way in *Harepath v Care and Skill Pest Control* First Tier Tribunal (Property Chamber, Land Registration Division) 31 October 2016, REF/2015/0739 which raised a question of law relating to the ability of squatter in adverse possession to acquire an easement by prescription. In addition, Julia was junior counsel in *Sloane Stanley v Mundy* [2016] UKUT 223 (LC), an important decision of the Upper Tribunal (Lands Chamber), led by Stephen Jourdan QC, concerning the relative value of leases in which use of a hedonic regression model was rejected.

- Education
 - University of Cambridge, Emmanuel College: MA Law (2008-2011)
 - University of Cambridge Prize for best performance in Land Law examination (2010)
 - University of Oxford, Mansfield College: Bachelor of Civil Law (2011-2012).
- Professional
 - Called 2013: Lincoln's Inn
 - Lord Denning Scholar and Hardwick Entrance Award

- Kaplan Law School, BPTC (2012-2013)
- Prior to commencing pupillage, Julia was the Judicial Assistant to Lady Justice Arden in the Court of Appeal (Civil Division), and also taught Land Law at Peterhouse College, University of Cambridge. In 2013, she was awarded the J.P. Warner Scholarship by Lincoln's Inn pursuant to which she spent three months working in Advocate General Sharpston's Chambers, at the Court of Justice of the European Union.
- Julia is fluent in Russian.
- [Recent Cases](#)
 - **Harepath v Care and Skill Pest Control** First Tier Tribunal (Property Chamber, Land Registration Division) 31 October 2016, REF/2015/0739 (Judge Ann McAllister), she successfully represented a developer who made an application for a prescriptive right of way. This case raised a question of law relating to the ability of squatter in adverse possession to acquire an easement by prescription, which had not previously been considered in this jurisdiction and which was resolved in favour of the developer
 - **Sloane Stanley v Mundy** [2016] UKUT 223 (LC), (led by Stephen Jourdan QC) an important decision of the Upper Tribunal (Lands Chamber) concerning the relative value of leases in which use of a hedonic regression model was rejected.